



41 Hadfield Grove, WN7 2ET Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic four bedroom detached property positioned within a quiet tucked away spot in a modern development off Green Lane, Leigh. This beautiful home offers generous accommodation together with ample parking, integral garage and the remainder of a NHBC warranty. Ideal for a range of buyers, early viewing is highly advised. Entry is via a spacious entrance hallway which leads into well proportioned sitting room. The the rear sits the impressive kitchen dining room finished with modern units and French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom. the master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within tucked away location and is not directly overlooked to the front. The front gardens are open plan and provide ample off road parking n front of the integral garage. The enclosed rear gardens are laid to lawn and provide generous outdoor space.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

